

Arlington Historic District Commissions

October 25, 2012
Whittemore Robbins House

DRAFT MINUTES

Commissioners

Present: B. Cohen, J. Cummings, M. Logan, S. Makowka, M. Penzenik, J. Worden

Commissioners

Not Present: D. Baldwin, J. Black, J. Nyberg, T. Smurzynski

Guests: S. Vasilyve, S. Doctrow, C. Harris

1. AHDC Meeting Opens 8:00pm
Meeting called to order at 8:12pm by B. Cohen due to late arrival of S. Makowka at 8:30pm
2. Appointment of alternate Commissioners to Avon Place – J. Cummings, B. Cohen, S. Makowka
3. Approval of draft minutes from September 27, 2012 meeting. J. Worden moved approval, seconded by B. Cohen. Unanimous approval
4. Communications
 - a. E-mail re: Window Guidelines from J. Silverman (CONA issued)
 - b. Request for extension of Solar Panel approval for 25 Avon Place (2009) – B. Cohen will follow up.
 - c. Follow up for historic sign with AHC by resident
 - d. CONA request for 60 Pleasant Street for window replacements
 - e. Follow up with 18 Wellington Street re: gutter replacement
 - f. CONA request for 19-21 Wellington Street for gutter replacement
 - g. B. Cohen spoke with Dr. Yudowitz (Wild Acres) and worked with painting
 - h. D. Baldwin questioned whether houses on Pleasant and Academy had done some illegal gutter replacements
5. New Business
 - Hearings (typically last around 20 minutes per application) 8:20pm
 - a. Continuation of Formal Hearing re: 20 Prescott Street for addition of side porch. Discussion about turning the stairs to go different way. M. Penzenik said re: landing we should be talking about minimum dimensions. Landing must be at least 3 feet deep and could be 3 ½ feet wide relative to the door. Window is going to be turned in to a door. B. Cohen said they need floor plan, plot plan, want to make it a minimum structure. What proposing is fairly large. Applicant said porch on back is 4 feet wide and was trying to match it. S. Makowka said this house would never have had as many exits, but because of the multiple families the need is now present. Something that is the dimensions of the back porch (4 x 4 landing) facing back. S. Makowka suggested that there's enough uncertainty that the Commissioners need to see drawings showing door, stairs, size of them. Couple of options coming forward, coming back might help. Sight plan, elevation and sketches would help Commissioners have a better understanding.

7. Other Business

- a. Nominations for Arlington Honor Awards – Nomination Submitted
- b. Preservation Loan Program Update – No report
- b. Outreach to Neighborhoods & Realtors – No Report
- c. Update of Project List by Commissioners – No Report

8. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

S. Doctrow of 99 Westminster Avenue showed proposed solar panel project. 6 panels in front and 6 in back of dormer but all on tops of gable, barely visible from rights of way. The Commissioners agreed that as long as they don't raise a lot above the roof surface it's acceptable.

C. Harris of 30 Jason Street (owner) concerned about replacing basement windows that have been damaged by termites. S. Makowka said house on Pleasant Street had a similar problem on a side basement window. Sills are rotted. S. Makowka said one possible alternative was a Fibrex window – from outside looks like wood. Problem is vinyl contracts and expands and has its own problems. Second project is the porches need replacement. Pressure treated spindles and rails. If they have termites she wants to be able to go ahead and repair and replace porches. Square balusters 4" on center. Porches will be same footprint, design, but different type of wood materials. Sill and window well qualify for CONAs. Discussion whether porch replacements (if necessary) qualify for a 10 day certificate. Final decision that project not appropriate for 10 day.

Further discussion about window wells being dug and sill being replaced. Sill and window wells qualify for a CONA. Window well slightly larger than window with final to be approved by monitor prior to installation. Will legally notice window change and porch replacements for next month's meeting.

9. REVIEW OF PROJECTS (See project list below)

Project List:

- 1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
- 7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
- 11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
- 13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
- 14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
- 15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
- 16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
- 17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)

18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
20. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
21. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
22. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
23. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
24. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
25. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing, roof)
26. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
27. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
28. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
29. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
30. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
31. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
32. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
33. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
34. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
35. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
36. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
37. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
38. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
39. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
40. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
41. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
42. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
43. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
44. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
45. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
46. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
47. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
48. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
49. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
50. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
51. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
52. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
53. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
54. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
55. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
56. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
57. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
58. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
59. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
60. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
61. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
62. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
63. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
64. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
65. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)

66. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
67. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
68. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
69. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
70. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
71. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
72. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
73. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
74. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
75. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
76. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
77. 22-24 Avon Place (Sayigh – 10-46A) – Makowka – CONA (Door Threshold)
78. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
79. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
80. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
81. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
82. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
83. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
84. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
85. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
86. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
87. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
88. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
89. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
90. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
91. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
92. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
93. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
94. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
95. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
96. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
97. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
98. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
99. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
100. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
101. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
102. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
103. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
104. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
105. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
106. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
107. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)
108. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
109. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
110. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
111. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
112. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
113. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)

114. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
115. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
116. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
117. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
118. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
119. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
120. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
121. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
122. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
123. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
124. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
125. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
126. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
127. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
128. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
129. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
130. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
131. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
132. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
133. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
134. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
135. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
136. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
137. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
138. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
139. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
140. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
141. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
142. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables)
143. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
144. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
145. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
146. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)
147. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
148. 108 Pleasant Street (Yudowitz – 12-26P) – Makowka – CONA (Porch)
149. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
150. 14 Jason Court (Stone – 12-28J) – Penzenik – COA (Front Vestibule)
151. 272 Broadway (Danieli/Crispin – 12-29B) - Makowka – COA (Gutters)
152. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
153. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
154. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
155. 18 Wellington Street (Morrison – 12-33P) – Penzenik – COA (Gutters)
156. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
157. 18 Russell Terrace (Johnecheck/Finlayson – 12-35R) – Makowka – CONA (Shed)
158. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
159. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
160. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
161. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
162. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
163. 10 Jason Court (Byrnes – 12-42J) – Makowka – CONA (Fence)
164. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)

- 165.** 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
- 166.** 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
- 167.** 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
- 168.** 21 Wellington Street (Barlow – 12-47P) – Makowka – CONA (Gutters/Fascia)

Meeting Adjourned 9:43pm